

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on Wednesday, September 17, 2014 at 9:00 a.m. in the Second Floor Conference Room, 220 South Main Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport, Department of Planning and Zoning.

The following members were in attendance:

Len Walinski	Health Department
Bill Snyder	Harford County Fire/EMS
Mike Rist	DPW Engineering
Eric Vacek	Planning and Zoning
Rich Zeller	State Highway Administration

Also in attendance were:

Tim Farrad, TGF Land Survey	Sandra & Mark Davis
Stephanie Overstreet	April Ellinger-Longley
Jack Davis	

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. He explained there was one plan on the agenda. Mr. Davenport explained that a brief presentation will be given by the consultant for the project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone in attendance that may have questions or comments. If anyone has questions that are not answered, there are information request forms that can be filled out and submitted to the Department of Planning and Zoning and they will be responded to in writing. There is an attendance sheet circulating for everyone to sign. If a correct address is given, a copy of the minutes will be mailed or e-mailed. The minutes will also be published to the Department of Planning and Zoning's website.

LANDS OF JACKIE L. DAVIS – LOT 7

Located north of Churchville Road (Route 22); west side of Aldino-Stepney Road. Tax Map 51; Parcel 789. Second Election District. Council District D. Planner Eric.

Plan No. P14-106 Create residential lot; 4.431 acres; AG.

Received 08-08-14 Mark & Sandra Davis/Jackie Davis Trustees/Stephanie & Roland Overstreet/TGF Land Surveyor Inc LLC

Tim Farrad of TGF Land Survey presented the plan. This plan proposes to subdivide an approximate 4 acre lot from the Lands of Jackie L. Davis. Access to the lot is proposed through the adjacent lot of Mark Davis.

Volunteer Fire and E.M.S. – Bill Snyder

No comment.

Health Department – Len Walinski

Lot 7 will be serviced by an individual well and on-site disposal system. Soil test were conducted on March 20, 2014. Prior to further review, the following is required:

**Development Advisory Committee
Minutes, September 17, 2014
Page 2 of 3**

Test pits 2 and 3 produced unsatisfactory results while test pits 1, 5, and 6 produced satisfactory results. Unless additional tests are conducted which produce additional acceptable results, the Health Department will permit no more than half of the area between the acceptable and unacceptable test to be included in the proposed septic reserve area (SRA). The consultant must provide a print for review and comment. In addition, the consultant is providing 20,000 sf septic reserve area for new Lot 7. Per Harford County Code of Local Law Chapter 216, the SRA may be a minimum of 10,000 sf or adequate in size to accommodate an initial on-site disposal system (OSDS) and three future replacement OSDS based on a four bedroom dwelling, whichever is greater. If the consultant elects to reduce the SRA's on lot 7 to less than 20,000 sf, the consultant shall provide an OSDS design for the lot providing the initial OSDS design layout and the layout for three future OSDS meeting all required setbacks. The design must also evaluate the need for a pump system and include the pump system design if applicable. The consultant needs to contact Leonard Walinski for minimum OSDS design information.

Prior to final plat approval, the following is required:

The consultant/applicant must make application for a "Notice of Exemption to Appropriate and Use Groundwater". The completed application is to be submitted to the Health Department and, upon processing, the completed application will be forwarded to the Maryland Department of the Environment.

The final plat must bear the well, septic reserve area and plat plan notes. The square footage amount of each septic reserve area must be clearly labeled on the final plat.

DPW – Engineering – Mike Rist

A grading permit or standard sediment control plan shall be required for land disturbing activities exceeding 5,000 sf.

Stormwater management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1.

A standard stormwater management plan for single lot residential construction or an engineered plan shall be submitted for review and approved prior to final plat approval.

The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit for sites requiring an engineered plan.

Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of use and occupancy permits. Maintenance is the responsibility of the lot owner.

An access permit is required for the proposed driveway.

The driveway must be paved within the County right of way prior to issuance of any use and occupancy permits and provide adequate site distance for a 30 mph design speed.

A 30' right of way dedication is required along Aldino Stepney Road if not already dedicated.

State Highway Administration – Rich Zeller

No comment.

**Development Advisory Committee
Minutes, September 17, 2014
Page 3 of 3**

Department of Planning and Zoning – Eric Vacek

The property is zoned agricultural and proposes to create a single family residential lot and revise recorded Lot 4. Preliminary plan (P06-200) created lots 1-4. Preliminary plan P07-131 created lots 5-8; however, Lot 7 and 8 were not recorded. This plan proposes to create one single family residential lot utilizing one development right from Parcel 789. The plan further proposes to revise adjacent Lot 4 to provide a panhandle to newly created Lot 7.

A Forest Stand Delineation has been approved by the Harford County Department of Planning and Zoning. A revised Forest Conservation Plan was submitted as part of this plan to reflect the creation of the new lot.

The consultant shall provide the affected parcel numbers and acreages on the final plat. The driveway to Lot 4 shall be clearly delineated and a common drive agreement submitted. All accessory structures shall be shown on the final plat.

There were no additional comments from the public.

Meeting adjourned at 9:06 a.m.